

TO LET

MODERN OFFICE / LIGHT INDUSTRIAL / TRADE COUNTER UNIT WITH PARKING

Ground Floor of Approx. 61 sq.m (650 sq.ft) plus 1st Floor mezzanine storage of 29 sq.m (320 sq.ft) so totalling some 90 sq.m (970 sq.ft)

UNIT 4 SAMARA BUSINESS PARK, CAVALIER ROAD HEATHFIELD, DEVON, TQ12 6TR



An opportunity to acquire a new lease on this modern industrial unit conveniently located on the Heathfield Industrial Estate which is sited adjacent to the A38 dual carriageway. The premises have a showroom/ Office/ Storage area plus reception on the ground floor with an office / storage area on the first floor.

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SITUATION AND DESCRIPTION

The Business Park is located in Cavalier Road just off the main estate spine road of Battle Road and adjoining the Teignbridge Enterprise Agency complex. Heathfield occupies a most convenient position adjacent to the A38 dual carriageway, linking Plymouth and Cornwall to Exeter and the M5 motorway. Excellent road communications are therefore possible, making it a favoured site for businesses covering the whole of Devon, and benefiting from its central and strategic location. Exeter is approximately 18 miles distant, with Plymouth 40 miles distant. Other local business centres are Newton Abbot some 5 miles and Torquay which is approximately 12 miles.

The units were constructed to a high standard, comprising a steel portal frame with lower elevations of facing bricks externally to 2.2m and faced blockwork internally, to the same height, with plastic coated profiled steel cladding, incorporating an insulation quilt and internal lining to the upper elevations. The eaves height is approximately 5 metres. The roof has plastic coated profiled steel cladding, insulation quilt and internal lining but also incorporates approximately 10% double skin roof lights. The premises have had a number of offices / showroom constructed within and are therefore suitable for a variety of potential users.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Approached from the front courtyard area via a pedestrian door. The premises have been extensively fitted out with

Reception / Office 1 **3.85m x 3.55m (12'7" x 11'8") max**
Vinyl flooring. Strip and spot lights as fitted. Glazed panel. Stainless steel sink unit with single drainer inset into worktop with cupboards under and above.



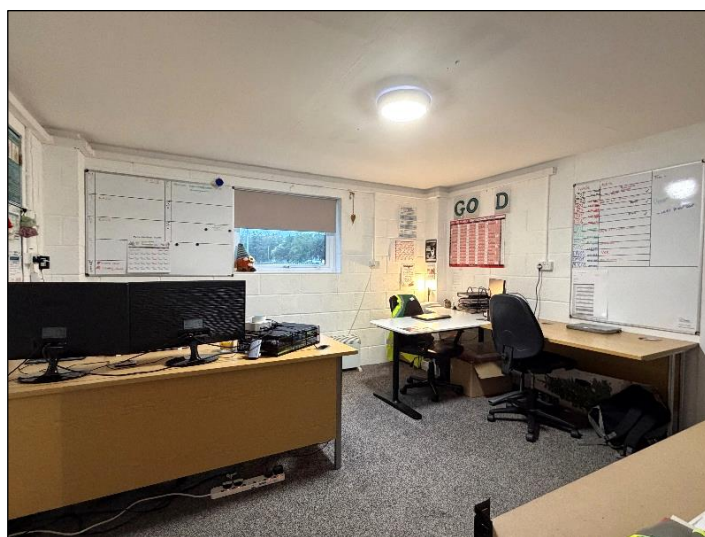
Office / Showroom 2 **4.04m x 3.88m (13'3" x 12'9") max**
Window to the front. Spot and strip lighting as fitted. Power points. Carpeted. Glazed panel to reception area.

Toilet

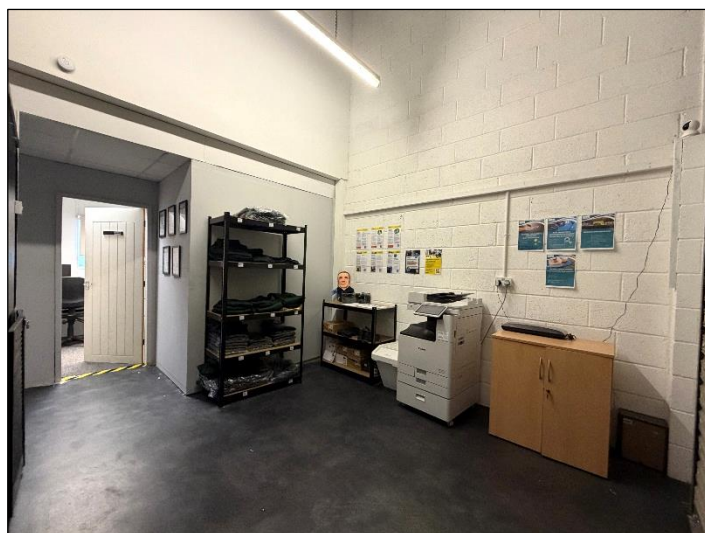
Low level WC suite and wash hand basin. Window to front.

Workshop Area **4.17m x 3.65m (13'8" x 11'11") max**
Full height roller shutter door. Vinyl flooring. Strip lighting and power points as fitted. To the rear is constructed a

Office No 3 **3.82m x 3.64m (12'6" x 11'11") max**
Window to rear. Carpeted. Suspended ceiling with strips.



(Photo of Office 2 above – Workshop area below)



1st Floor Mezzanine **7.43m x 4.0m (24'4" x 13'2") max**
Leading off the workshop area a staircase leads up to a storage area which can also be used as an office / manufacturing area. Power and lighting as fitted. Carpeted. Window to end elevation.

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LEGAL COSTS

A contribution of £350 plus VAT is required towards the landlord's legal and administration costs in setting up the new lease.

VAT

VAT is chargeable on the annual rent payable.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0021)



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EXTERNALLY

To the front of the unit is a level loading and unloading area with 3 reserved car parking spaces.

RENT AND TENURE

£8,950 per annum plus VAT is sought for a new 6 year lease, contracted outside of the Landlord and Tenant Act, with a rent review and tenant only break clause at the end of the 3rd year providing 6 months prior written notice.

The rent will include all external repairs and decorations of the unit, the estate roads and all parking and landscaping areas. Also included in the rent will be the buildings insurance.

The tenant will therefore be responsible for the internal repair and decoration of the unit, contents insurance and any services used.

BUSINESS RATES

Rateable Value: - £6,300 (2023 valuation)

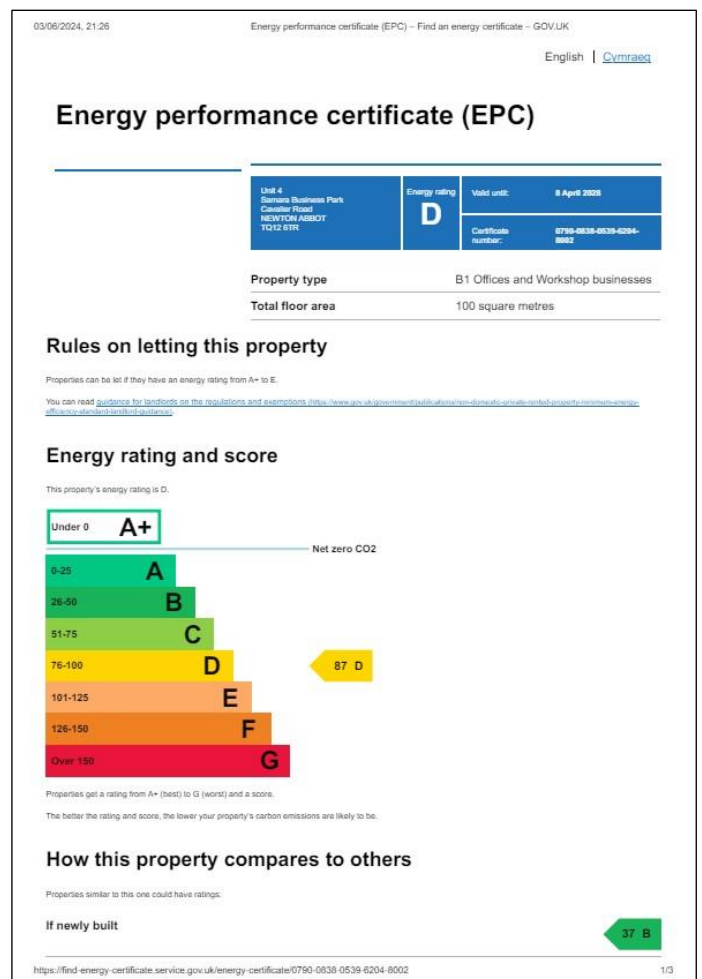
We understand that qualifying businesses will benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council (01626 361101)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, the rating is shown below, a full version can be downloaded from the web site. The rating is: D 87

SERVICES

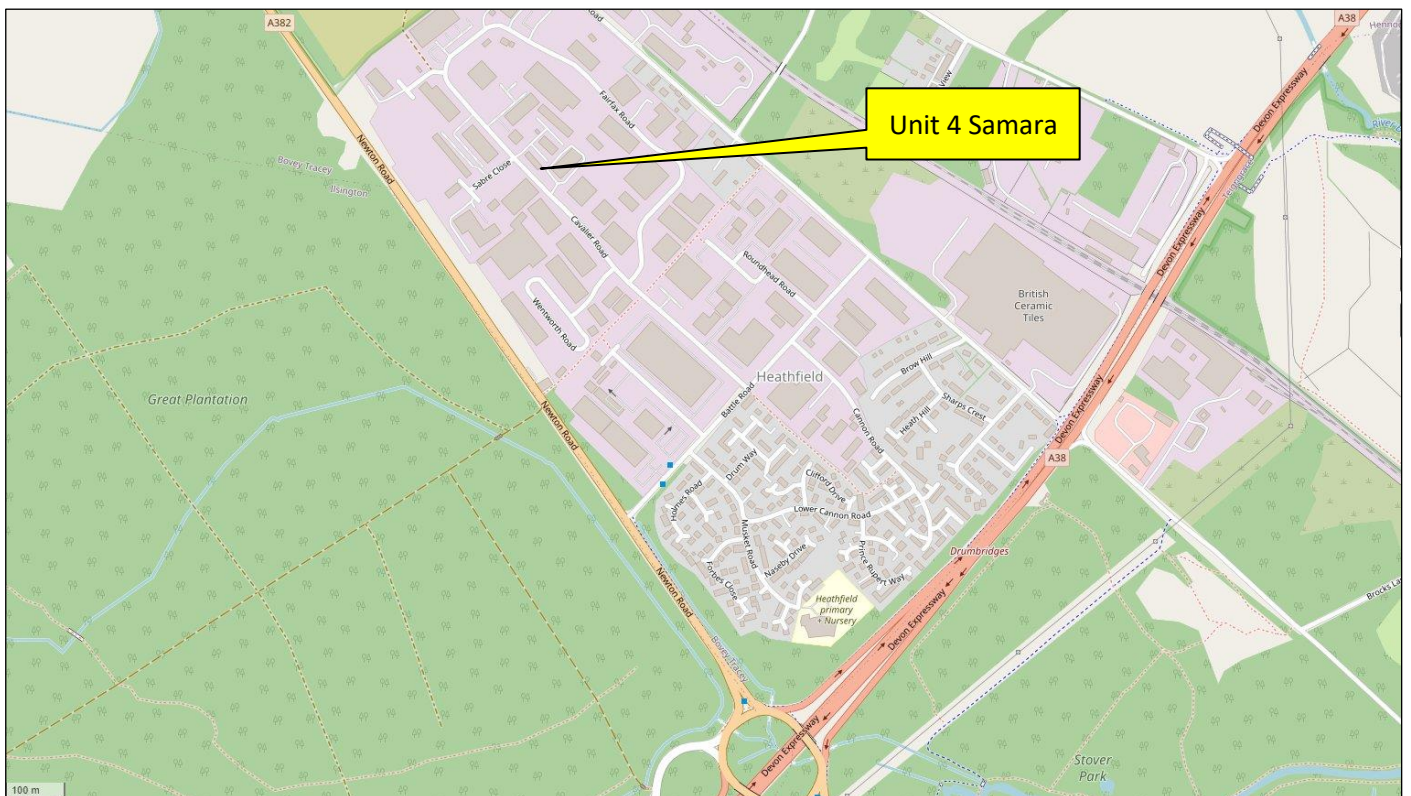
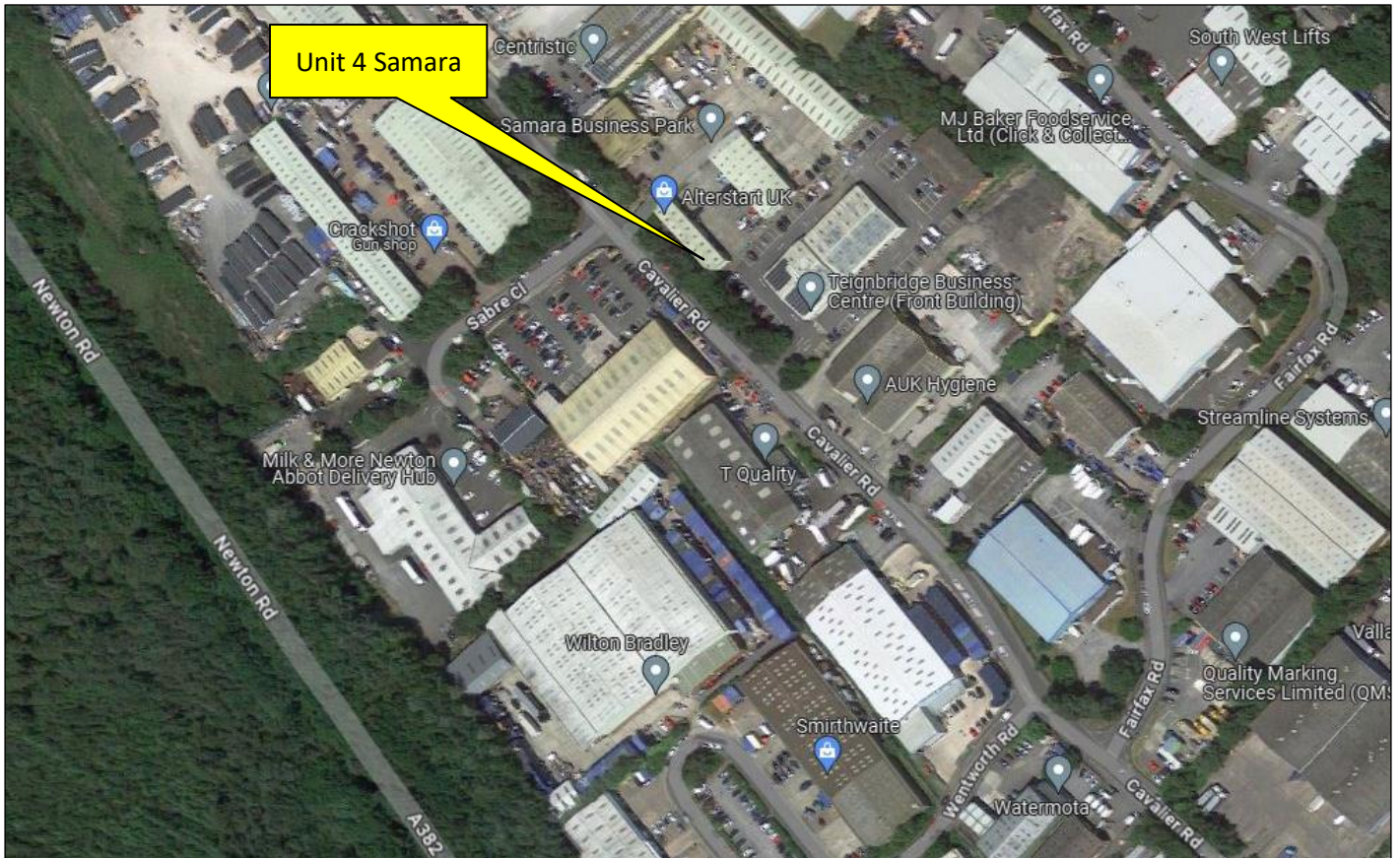
We understand that all mains services are available to the unit including 3 phase electricity, gas, mains water and drainage. However interested parties are encouraged to make their own enquiries of the relevant service providers.



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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.